

Ronald G. Rios  
County Commissioner Director

Shanti Narra  
County Commissioner Deputy Director

Claribel A. Azcona-Barber  
Charles Kenny  
Leslie Koppel  
Chanelle Scott McCullum  
Charles E. Tomaro  
County Commissioners



Charles Kenny  
Chairperson,  
Transportation

John A. Pulomena  
County Administrator

Solomon Caviness  
Department Head

Douglas J. Greenfeld, AICP/PP  
Planning Director

Matthew Vaughn  
Chairman

**DEPARTMENT OF TRANSPORTATION**  
Office of Planning  
Planning Board  
Development Review Committee

**Development Review Committee Meeting**  
**Middlesex County Planning Board**  
**July 12, 2022, 3:00 p.m.**  
**Minutes**

**COMMITTEE PRESENT**

Mr. Matthew Vaughn, Chairman  
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director  
Mr. Sendner, PE, County Engineer

**PLANNING BOARD PRESENT NOT VOTING**

Mr. Jason Freidman  
Ms. Gail Lalla  
Mr. Joseph Johnson  
Mr. Sam Kahn

**STAFF PRESENT**

Mr. Steve Cahn, Esq., Planning Board Counsel  
Ms. Linda Weber, AICP, PP, Supervising Planner, Land Management  
Mr. Alex Zakrewsky, Principal Planner, Land Management  
Mr. Julio Mora, Senior Planner, Land Management  
Ms. Mrunali Shah, Assistant Engineer  
Ms. Lilliana Dourado, Clerk I  
Ms. Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency  
Mr. Nick Tufaro, PP, LLA, Principal Planner, Sustainability and Resiliency  
Ms. Mirah Becker, AICP, PP, Supervisor, Regional Planning and Local Assistance  
Mr. Andrew Lappitt, Principal Planner, Transportation and Mobility  
Ms. Rachel Cohen, Business Engagement Manager  
Ms. Sandy Castor, Director Business Engagement  
Mr. Arthur Cooper, IT Support  
Mr. Saifulla Shareef, IT Support

**PUBLIC PRESENT**

Mr. Shawn Haussermann  
Mr. Mark Mauriello  
Ms. Sandra Smith  
Mr. Charlie Kratovil



Development Review Committee  
Minutes of July 12, 2022

- I. Chairman Vaughn called the meeting to order at 3:02 p.m. The meeting of the Middlesex County Development Review Committee Meeting is being held in accordance with the Open Public Meetings Act. Adequate notice of the meeting's time and place has been provided to the Star Ledger, Home News Tribune, and the Middlesex County Clerk. Notice has been posted on the community bulletin board at the Middlesex County Administration Building.

Salute to the Flag

Moment of Silence

Ms. Dourado called the roll, and it was determined that a quorum was present.

- II. Minutes  
Mr. Greenfeld moved, seconded by Mr. Sendner to approve the Minutes of the May 10, 2022, meeting. Motion passed unanimously. The Minutes of the June 14, 2022, meeting were distributed for review.
- III. Resolutions to be added- None
- IV. Resolutions to be amended and executed- None
- V. Resolutions to be removed - None
- VI. Open Public Discussion on Resolutions listed on this Agenda Only-

Chairman Vaughn asked if anyone in the public wanted to speak on any agenda items. Mr. Charlie Kratovil introduced himself and asked to speak on Vermella New Brunswick.

Mr. Kratovil presented the Board with a few items for review. Mr. Kratovil stated the proposal for the large development on Route 1 would be extremely unaffordable. The rent for the proposed units is out of touch with the income level of the people of New Brunswick. The average household income is \$43,000, and the lowest apartment in the complex would be a studio for \$1690 a month. There are no affordable housing units proposed for the complex. Another concern is the lack of any public transportation for this development. Mr. Kratovil stated the community deserves a site with affordable housing and public transportation at a minimum.

Mr. Cahn addressed Mr. Kratovil concerns stating that the County Planning Board does not have the jurisdiction in controlling zoning or affordable housing. The County focuses on measurable adverse impact on County roads or infrastructure and are limited in authority to manage the site.

Mr. Kratovil stated Ryder's Lane, a County road, in the immediate vicinity of the site would have an adverse impact with the additional traffic. Mr. Kratovil asked the County for a better plan for transit and traffic and to include a bus shelter to encourage public transportation for the 720 housing units.



Mr. Greenfeld stated the County spoke with New Jersey Transit, who is conducting a larger transit study for the greater New Brunswick area and has specifically mentioned this development as they reexamine their routes in the area.

Mr. Kratovil closed by asking the Board to address the concerns with the developer of the site to provide amenities for the residents and community.

Mr. Sendner stated the standard operating procedure is to ask for a traffic impact statement if there is a traffic signal on a county road. If the impact is significant, there is a request for improvements.

Mr. Greenfeld stated a traffic study was provided and asked Ms. Shah to share the report. Ms. Shah stated the traffic study was reviewed by the Traffic Engineer, George Fallat. Mr. Fallat's report stated the overall site plan showed minimal traffic impact to the intersection of Ryder's Lane and Labor Center Way. Mr. Fallat suggested the north driveway be moved as it is in close proximity of the NJ Route 18 to US 1 Southbound ramp.

Mr. Kratovil thanked the Board for the opportunity to address the concerns. Chairman Vaughn asked for a motion to close the public portion. Mr. Greenfeld motioned to close the public portion, seconded by Mr. Sendner. Motion passed.

## VII. Old Business

- A. Subdivisions- None
- B. Release of Performance Guarantees- None

## VIII. New Business

### A. Subdivisions-

#### 1. Sketch Plats (Minor Subdivisions)-

- a. 566 & 568 Ryders Lane, CSH East Brunswick, LLC, East Brunswick, SUB-166  
In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner. Motion passed unanimously.  
Decision: Conditional Approval.

#### 2. Preliminary Applications (Major Subdivisions)-

- a. The Green at Old Bridge, Alfieri Old Bridge Associates, LLC, Old Bridge, OB-303  
In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner. Motion passed unanimously.



Development Review Committee

Minutes of July 12, 2022

Decision: 30-day extension.

- b. Vermella New Brunswick, RTF NB Holding, LLC, New Brunswick, SUB-211  
In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: Conditional Approval.

3. Final Applications

- a. Hidden Meadows, Old Forge Properties, LLC, Monroe, SUB-225  
In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: Approval.

B. Site Plans-

1. The Green at Old Bridge, Alfieri Old Bridge Associates, LLC, Old Bridge, OB-SP-317  
In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: 30-day extension.
2. Vermella New Brunswick, RTF NB Holding, LLC, New Brunswick, SP-210  
In accordance with the staff's recommendation and to include the recommendations of the County Engineering staff as it pertains to the traffic impact study, Mr. Greenfeld moved, seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: Conditional Approval.
3. Azcona, Gloria Legacy, LLC, New Brunswick, SP-216  
In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: Exempt Site Plan.
4. Crossman Development- Fulton's Landing, Fulton's Landing, Inc, Sayreville, SP-112  
In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: 30-day extension.
5. DISH NJJER01580A Sayreville, DISH Wireless, LLC, Sayreville, SP-212  
In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: Exempt Site Plan.
6. Dunkin' Donuts, Brunswick Estates, LLC, North Brunswick, SP-163  
In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.



Development Review Committee

Minutes of July 12, 2022

Motion passed unanimously.

Decision: Conditional Approval.

7. 566 & 568 Ryders Lane, CSH East Brunswick, LLC, East Brunswick, SP-167  
In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: Conditional Approval.
8. Derock Development, LLC., Derock Development, LLC, Edison, SP-188  
In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: Conditional Approval.
9. South Plainfield Realty Development, LLC, South Plainfield Realty Development, LLC, South Plainfield, SP-199  
In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: 30-day extension.
10. Dayton 3 (161 Docks Corner Road), Haddad, South Brunswick, SP-203  
In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Mr. Sendner.  
Motion passed unanimously.  
Decision: Conditional Approval.

IX. Communications- None

X. Such Other Matter That Have Been Carried And /Or Other Issues Of Old Business- None

XI. Public Comments – here were no public comments. Mr. Greenfeld moved, seconded by Mr. Sendner to close the public portion. Motion carried unanimously.

XII. Adjournment-

Mr. Greenfeld made a motion to adjourn the meeting, seconded by Mr. Sendner. Motion passed.  
The meeting adjourned at 3:22 p.m.

Respectfully submitted,  
Lilliana Dourado  
Clerk 1



Ronald G. Rios  
*County Commissioner Director*

Shanti Narra  
*County Commissioner Deputy Director*

Claribel A. Azcona-Barber  
Charles Kenny  
Leslie Koppel  
Chanelle Scott McCullum  
Charles E. Tomaro  
*County Commissioners*



Charles Kenny  
*Chairperson,  
Transportation*

John A. Pulomena  
*County Administrator*

Solomon Caviness  
*Department Head*

Douglas J. Greenfeld, AICP/PP  
*Planning Director*

Matthew Vaughn  
*Chairman*

**DEPARTMENT OF TRANSPORTATION**  
Office of Planning  
Planning Board  
Development Review Committee

**Development Review Committee Meeting**  
**Middlesex County Planning Board**  
**August 9, 2022, 3:00 p.m.**  
**Minutes**

**COMMITTEE PRESENT**

Mr. Joseph Johnson, Acting Chairman  
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director  
Mr. Sendner, PE, County Engineer  
Ms. Gail Lala

**PLANNING BOARD PRESENT NOT VOTING**

Commissioner Charles Kenny

**STAFF PRESENT**

Mr. Steve Cahn, Esq., Planning Board Counsel  
Ms. Linda Weber, AICP, PP, Supervising Planner, Land Management  
Mr. Julio Mora, Senior Planner, Land Management  
Mr. James Lentino, Principal Planner, Land Management  
Mr. Alex Zakrewsky, Principal Planner, Land Management  
Ms. Lilliana Dourado, Clerk I  
Ms. Michele Norris, Analyst Trainee  
Ms. Rachel Cohen, Business Engagement Manager  
Ms. Jennifer Harrison, Division Head Real Estate County Administration  
Mr. Arthur Cooper, IT Support  
Mr. Chrystian Alvia, IT Support

**PUBLIC PRESENT**

Ms. Marcia Lalla



Development Review Committee  
Minutes of August 09, 2022

- I. Chairman Johnson called the meeting to order at 3:00 p.m. The meeting of the Middlesex County Development Review Committee Meeting is being held in accordance with the Open Public Meetings Act. Adequate notice of the meeting's time and place has been provided to the Star Ledger, Home News Tribune, and the Middlesex County Clerk. Notice has been posted on the community bulletin board at the Middlesex County Administration Building.

Salute to the Flag

Moment of Silence

Ms. Dourado called the roll, and it was determined a quorum was present.

- II. Minutes  
Mr. Greenfeld moved, seconded by Ms. Lala to approve the Minutes of the June 14, 2022, meeting. Motion passed unanimously. The Minutes of the July 12, 2022, meeting were distributed for review.

III. Resolutions to be added- None

IV. Resolutions to be amended and executed- None

V. Resolutions to be removed - None

Open Public Discussion on Resolutions listed on this Agenda Only-

Chairman Johnson opened the meeting to public discussion on resolutions listed on this agenda and only resolutions listed on the agenda. If anyone would like to speak, please raise your hand, come to the podium, state your name and address for the record and the resolution you want to speak on. You have five minutes. Mr. Greenfeld motioned to close public portion, seconded by Ms. Lalla. Motion passed.

VI. Old Business

A. Subdivisions- None

B. Release of Performance Guarantees-

1. 251 Dock's Corner, LLC, Monroe, MO-SP-228 (Traffic) - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala, for the return of the performance guarantee.



2. Mt. Hebron Cemetery, Old Bridge, OB-SP-173 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala, for the return of the performance guarantee.
3. United Parcel Services Inc., South Brunswick, SB-SP-277 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala, for the return of the performance guarantee.

VIII. New Business-

A. Subdivisions-

1. Sketch Plats (Minor Subdivisions) -None
2. Preliminary Applications (Major Subdivisions)-
  - a. 202 Mount's Mills Road & 490 Buckelew Avenue, Royal Real Estate Holding, LLC, Monroe, SUB-236- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Conditional Approval.
  - b. The Green at Old Bridge, Alfieri-Old Bridge Associates, LLC, Old Bridge, OB-303- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: 30-day extension.
  - c. Serenity Walk, K. Hovnanian Serenity Walk at Plainsboro Urban Renewal, LLC, Plainsboro, PL-SUB-145 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Conditional Approval.
  - d. Carnegie Crossing Subdivision, K. Hovnanian New Jersey Operations, LLC, South Brunswick, SB-SUB-1026 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Conditional Approval.





3. Final Subdivision Applications-
  - a. Vermella New Brunswick-Final Plat, RTF NB Urban Renewal, LLC, New Brunswick, NB-SUB-1035 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Approval.
- B. Site Plans-
  1. Jewish Renaissance Medical Center, Jewish Renaissance Medical Center, Carteret, SP-196- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Conditional Approval.
  2. J-Star- 2 Clark Drive, J-Star Research Inc., Cranbury, SP-147 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Conditional Approval.
  3. Minor Site Plan parking 75 Carter, 75 Carter Drive Edison, LLC, Edison, SP-214 – In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Approval.
  4. Ehab Ibrahim, Jamesburg Veterinary Hospital, Jamesburg, SP-227- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Exempt Site Plan.
  5. 114 Bayard Street, Bayard Metro Property LLC, New Brunswick, NB-SP-1004- In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Exempt Site Plan.
  6. Easton Fuel, Easton Fuel, LLC, New Brunswick, SP-198 - In accordance with the staff's recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Conditional Approval.



7. Rutgers Health NJ Innovation Hub Phase I, NJ Innovation Associates LLC & Downtown HUB Associates II, LLC (c/o DEVCO), New Brunswick, SP-232 – In accordance with the staff’s recommendation. Mr. Greenfeld moved, seconded by Ms. Lala. Chairman Johnson abstained. Ms. Dourado took roll call.  
Motion passed.  
Decision: Conditional Approval.
8. The Green at Old Bridge, Alfieri-Old Bridge Associates, LLC, Old Bridge, OB-SP-317- In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: 30-day extension.
9. Serenity Walk, K. Hovnanian Serenity Walk at Plainsboro Urban Renewal, LLC, Sayreville, PL-SP-143- In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: 30-day extension.
10. A.P.E. New Jersey, LLC, A.P.E. New Jersey, LLC, Sayreville, SY-SP-224 – In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Exempt Site Plan
11. Crossman Development-Fulton’s Landing, Fulton’s Landing, Inc., Sayreville, SP-112 - In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: 30-day extension.
12. Carnegie Crossing, K. Hovnanian New Jersey Operations, LLC, South Brunswick, SB-SP-1025 – In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Conditional Approval.
13. South Plainfield Realty Development, LLC, South Plainfield Realty Development, LLC, South Plainfield, SP-199 – In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Conditional Approval.



Development Review Committee  
Minutes of August 09, 2022

14. Bridge Point Cragwood Road, Bridge Acquisitions, LLC, South Plainfield, SP-SP-215 – In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Conditional Approval
15. Oak Ridge Heights School #21, Woodbridge Board of Education, Woodbridge, SP-185 - In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Conditional Approval.
16. GVS Woodbridge, GVS Holding, LLC, Woodbridge, SP-229 - In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Approval.
17. New Private Restaurant Properties, New Private Restaurant Properties, Old Bridge, SP-231 - In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Approval.
18. Woodbridge Village Pool and Clubhouse, Woodbridge Village Assoc., LLC, Woodbridge, WO-SP-1019 – In accordance with the staff’s recommendation, Mr. Greenfeld moved, seconded by Ms. Lala.  
Motion passed unanimously.  
Decision: Approval.

IX. Communications -None

X. Such Other Matter That Have Been Carried And /Or Other Issues Of Old Business- None

XI. Public Comments - There were no public comments. Mr. Greenfeld moved, seconded by Ms. Lala to close the public portion. Motion carried unanimously.

XII. Adjournment- Ms. Lala made a motion to adjourn the meeting, seconded by Mr. Greenfeld. Motion passed. The meeting adjourned at 3:12 p.m.

Respectfully submitted,  
Michele Norris  
Analyst Trainee





Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 9/2/2022

Project Name: QuickChek - Edison (Sub)  
Municipality: Edison Township  
MCOP File #: ED-SUB-1080  
Type of Application: Minor Subdivision  
Proposed Use: Other  
Proposed Square Footage: N/A  
Total Housing Units: N/A  
Proposed New Lots: 1  
Prepared by: Julio Mora, Senior Planner

Plan Title: "Lot Consolidation Plan, Block 4.A, Lots 24 & 25, 425-431 Plainfield Avenue, Township of Edison, Middlesex County, State of New Jersey". Prepared by Control Point Associates, Inc. Dated September 2, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee’s consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	Planners	Subject to the submission of a property survey that satisfies all applicable statutory requirements and to the approval of the County's survey consultant. The County consultant's review of the provided survey will be forwarded to the applicant upon receipt.

c: File

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: QuickChek - Edison (Sub)  
Plan Title: "Lot Consolidation Plan, Block 4.A, Lots 24 & 25, 425-431 Plainfield Avenue, Township of Edison, Middlesex County, State of New Jersey". Prepared by Control Point Associates, Inc. Dated September 2, 2022.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/02/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 8/17/2022

Project Name: Preliminary Major Subdivision Plan - Klein  
(Subdivision)  
Municipality: Metuchen Borough  
MCOP File #: ME-SUB-1028  
Type of Application: Preliminary Subdivision  
Proposed Use: Other  
Proposed Square Footage: N/A  
Total Housing Units: N/A  
Proposed New Lots: 3  
Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Major Preliminary & Final Subdivision Plat For 212 Durham Urban Renewal Entity, LLC Lots 5.12, 5.22, 6, 7.01, 7.02, 13, 14, 15.01, 16.02, 16.03, 17.01 & 17.02, Block 37 & Lots 1-7, Block 42 212 Durham Avenue Borough O Metuchen, Middlesex County State Of New Jersey " and dated 02-01-2022 and revised through 06-24-2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Approval.**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Preliminary & Final Major Site Plan - Klein (Subdivision)  
Plan Title: "Major Preliminary & Final Subdivision Plat For 212 Durham Urban Renewal Entity, LLC Lots 5.12, 5.22, 6, 7.01, 7.02,13, 14, 15.01, 16.02, 16.03, 17.01 & 17.02, Block 37 & Lots 1-7, Block 42 212 Durham Avenue Borough Of Metuchen, Middlesex County State Of New Jersey " and dated 02-01-2022 and revised through 06-24-2022  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/17/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

---

Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
 Development Review Committee (DRC)  
 Electronic Plan Review

## DRC STAFF REPORT – 8/24/2022

Project Name: Concordia MZL, LLC  
 Municipality: Monroe Township  
 MCOP File #: MO-SUB-1042  
 Type of Application: Preliminary Subdivision  
 Proposed Use: Commercial  
 Proposed Square Footage: N/A  
 Total Housing Units: N/A  
 Proposed New Lots: 4  
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Major Subdivision Plan, Concordia MZL, LLC, Perrineville Road, Lot 27.01, Block 27.02, Monroe Township, Middlesex County, State of New Jersey, Tax Map Sheet 41". Dated August 11, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee’s consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	General Engineering	Subject to the submission of a property survey that satisfies all applicable statutory requirements and to the approval of the County's survey consultant. The County consultant's review of the provided survey will be forwarded to the applicant upon receipt.
2	Planner	Please note that the certifications for the land surveyor and township engineer appearing on the subdivision drawing, citing THE MAP FILING LAW, is incorrect in that said law was repealed on March 2, 2012, in accordance with NJSA 46:26C, in favor of NJSA 46:26A and NJSA 46:26B sometimes referred to as The Recordation Act. In keeping with the intent of the MLUL the following wording would be suitable for inclusion/replacement of the map filing law reference in these certifications and statements: "complies with the applicable sections of Title 46 of the Revised Statutes (N.J.S.A 46: 26A-1 through N.J.S.A. 46:26B-8 et seq.)"

c: File



**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Concordia MZL, LLC  
Plan Title: "Major Subdivision Plan, Concordia MZL, LLC, Perrineville Road, Lot 27.01, Block 27.02, Monroe Township, Middlesex County, State of New Jersey, Tax Map Sheet 41". Dated August 11, 2022.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/24/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 8/26/2022

Project Name: Segme Old Bridge GC, LLC - Township of Old Bridge  
- Preliminary Major Subdivision

Municipality: Township of Old Bridge

MCOP File #: OB-SUB-1032

Type of Application: Preliminary Subdivision

Proposed Use: Industrial

Proposed Square Footage: N/A

Total Housing Units: N/A

Proposed New Lots: 8

Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Major Subdivision Plat, Block 7000, Lots 4.11 & 4.14, Block 8005, Lots 3 & 5, Block 9000, Lots 9, 12.22, 29, 30, 41.12, 41.13, 42.11, 42.13, & 42.14, N.J.S.H. Route 9, Jake Brown Road, & White Oak Lane, Township of Old Bridge, Middlesex County, State of New Jersey." Consisting of 11 sheets. Marked Dwg. No. 1 of 11 through 11 of 11. Dated January 20, 2022. Revised June 27, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Approval**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Segme Old Bridge GC, LLC - Township of Old Bridge - Preliminary Major Subdivision

Plan Title: "Preliminary and Final Major Subdivision Plat, Block 7000, Lots 4.11 & 4.14, Block 8005, Lots 3 & 5, Block 9000, Lots 9, 12.22, 29, 30, 41.12, 41.13, 42.11, 42.13, & 42.14, N.J.S.H. Route 9, Jake Brown Road, & White Oak Lane, Township of Old Bridge, Middlesex County, State of New Jersey." Consisting of 11 sheets. Marked Dwg. No. 1 of 11 through 11 of 11. Dated January 20, 2022. Revised June 27, 2022.

DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/26/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022

**Subdivision Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** OB-303 **Type** Preliminary Sub.  
**Date of Action** September 13, 2022

**Applicant:** Alfieri-Old Bridge Associates, LLC 399 Thornall Street Edison, NJ 08837

**Title Block of Application:** "Preliminary Major Subdivision & Preliminary Site Plan of Lots A & C Prepared for  
"The Green At Old Bridge" Block 2150 Lots 4.11, 5.12 & 6.13 Tax Map Sheet # 2 Old  
 Bridge Township, Middlesex County, New Jersey" dated December 15, 2021

**Proposed Land Use:** Mixed Use

**Staff Recommendation:** **Grant an extension to the October 11, 2022 Development Review Committee Meeting**

**I. Revised Plans and Resolution Deficiencies**

A. Section 10-6.2 Plat Details	N/A
B. Section 10-7 Design Standards	N/A
C. Other	N/A

**II. Performance Guarantee** N/A

Statutory Auth. N.J.S.A. 40:27-6.2	Amount \$	\$0.00
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**III. Drainage** N/A

Contribution Statutory Auth. N.J.S.A. 40-27-6.2	Amount \$	\$0.00
Downstream County Drainage Facility: _____		

**IV. Receipt of a Municipal Drainage Report** N/A

**V. Agreements** N/A

A. Stormwater Maintenance Agreement	_____
B. Developer's Agreement	_____
C. Future Improvements Agreement	_____
D. Sight Triangle Agreement	_____

**VI. Dedication and Reservations of County Road Right-Of-Way** N/A

Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____

**VII. Road Opening Permit** N/A

County Road Name and #	_____		
Non-County Road Name	_____		
Linear Feet of Frontage	_____		
Linear Feet of New Street	_____	# of New Driveways	_____

**VIII. Approvals and Other Considerations** N/A

A. MCMEC	_____	C. NJDOT	_____
B. NJDEP	_____	D. D&RCC	_____

Planning Area	_____	Fee Submitted	_____
Revised	_____	Existing # of lots	_____
Received	_____	# of New Lots	_____
Number of Extensions	_____	Dwelling Units	_____
Total Acres	_____	Existing Parking Spaces	_____
Acres of Open Space	_____	Proposed Parking Spaces	_____
Census Tract #	_____	Proposed Impervious Coverage	_____
Zone	_____	SQ. FT. Existing Building	_____
Block #	_____	SQ. FT. Proposed Building	_____
Lot #	_____	Land Use	_____
Plans Prepared By	_____	Land Use Type	_____

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff \_\_\_\_\_  
 Jim Lentino, Principal Planner

Engineering Department Staff \_\_\_\_\_  
 Engineer

**Subdivision Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**Our File #**                    OB-303

**Applicant:**                    Alfieri-Old Bridge Associates, LLC 399 Thornall Street Edison, NJ 08837

**Name of Application:**    "Preliminary Major Subdivision & Preliminary Site Plan of Lots A & C Prepared for  
"The Green At Old Bridge" Block 2150 Lots 4.11, 5.12 & 6.13 Tax Map Sheet # 2 Old  
Bridge Township, Middlesex County, New Jersey" dated December 15, 2021

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/13/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

\_\_\_\_\_  
STEVEN D. CAHN, Esq.  
County Planning Board Counsel

\_\_\_\_\_  
Chairman  
Development Review Committee  
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED:            September 13, 2022  
DATE EXECUTED:        September 13, 2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 8/26/2022

Project Name: Segme Old Bridge GC, LLC - Township of Old Bridge  
- Final Subdivision

Municipality: Township of Old Bridge

MCOP File #: OB-SUB-1034

Type of Application: Final Subdivision

Proposed Use: Industrial

Proposed Square Footage: N/A

Total Housing Units: N/A

Proposed New Lots: 8

Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Major Subdivision Plat, Block 7000, Lots 4.11 & 4.14, Block 8005, Lots 3 & 5, Block 9000, Lots 9, 12.22, 29, 30, 41.12, 41.13, 42.11, 42.13, & 42.14, N.J.S.H. Route 9, Jake Brown Road, & White Oak Lane, Township of Old Bridge, Middlesex County, State of New Jersey." Consisting of 11 sheets. Marked Dwg. No. 1 of 11 through 11 of 11. Dated January 20, 2022. Revised June 27, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Approval.**

In accordance with the NJ Recordation Act, the applicant is advised to obtain the necessary signatures (including the County Planning Board) on the final subdivision plats and record the signed mylars and paper copies with the County Clerk.

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Segme Old Bridge GC, LLC - Township of Old Bridge - Final Subdivision  
Plan Title: "Preliminary and Final Major Subdivision Plat, Block 7000, Lots 4.11 & 4.14, Block 8005, Lots 3 & 5, Block 9000, Lots 9, 12.22, 29, 30, 41.12, 41.13, 42.11, 42.13, & 42.14, N.J.S.H. Route 9, Jake Brown Road, & White Oak Lane, Township of Old Bridge, Middlesex County, State of New Jersey." Consisting of 11 sheets. Marked Dwg. No. 1 of 11 through 11 of 11. Dated January 20, 2022. Revised June 27, 2022.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/26/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 9/1/2022

Project Name: 90 Hancock Road  
Municipality: Piscataway  
MCOP File #: PI-SUB-1002  
Type of Application: Final Subdivision  
Proposed Use: Residential  
Proposed Square Footage: N/A  
Total Housing Units: 4  
Proposed New Lots: 4  
Prepared by: James Lentino, Principal Planner

Plan Title: "Final Map 90 Hancock Road Township of Piscataway, Middlesex County, New Jersey Block 5601, Lot 12 Tax Map Sheet 65 1.199 Acres" dated January 22, 2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Approval**

In accordance with the NJ Recordation Act, the applicant is advised to obtain the necessary signatures (including the County Planning Board) on the final subdivision plats and record the signed mylars and paper copies with the County Clerk.



**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: 90 Hancock Road  
Plan Title: "Final Map 90 Hancock Road Township of Piscataway, Middlesex County, New Jersey Block 5601, Lot 12 Tax Map Sheet 65 1.199 Acres" dated January 22, 2022  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/01/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 8/24/2022

Project Name: Final Carnegie Crossing - Independence Way -  
Subdivision  
Municipality: Township of South Brunswick  
MCOP File #: SB-SUB-1076  
Type of Application: Final Subdivision  
Proposed Use: Residential  
Proposed Square Footage: N/A  
Total Housing Units: 129  
Proposed New Lots: 132  
Prepared by: Julio Mora, Senior Planner

Plan Title: "Final Plat - Major Subdivision, Carnegie Crossing, Block 80, Lot 3.024, (Rev. Jan. 2009), South Brunswick, Middlesex County, New Jersey". Consisting of 3 sheets; marked P1 of 3, P2 of 3, and P3 of 3., Dated February 4, 2019. Revised August 24, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Approval.**

In accordance with the NJ Recordation Act, the applicant is advised to obtain the necessary signatures (including the County Planning Board) on the final subdivision plats and record the signed mylars and paper copies with the County Clerk.

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Final Carnegie Crossing - Independence Way - Subdivision  
Plan Title: "Final Plat - Major Subdivision, Carnegie Crossing, Block 80, Lot 3.024, (Rev. Jan. 2009), South Brunswick, Middlesex County, New Jersey". Consisting of 3 sheets; marked P1 of 3, P2 of 3, and P3 of 3., Dated February 4, 2019. Revised August 24, 2022.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/24/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 8/10/2022

Project Name: Virginia Dare  
Municipality: Carteret Borough  
MCOP File #: SP-222  
Type of Application: Site Plan  
Proposed Use: Industrial  
Proposed Square Footage: 222,659 square feet  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Preliminary and Final Site Plan Block 2802, Lot 12 900 Federal Boulevard Borough of Carteret, Middlesex County, New Jersey" dated May 10, 2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Approval**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Virginia Dare  
Plan Title: "Preliminary and Final Site Plan Block 2802, Lot 12 900 Federal Boulevard  
Borough of Carteret, Middlesex County, New Jersey" dated May 10, 2022  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/10/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 8/31/2022

Project Name: Prologis/50 Middlesex  
Municipality: Borough of Carteret  
MCOP File #: CA-SP-1070  
Type of Application: Site Plan  
Proposed Use: Commercial  
Proposed Square Footage: N/A  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: Julio Mora, Senior Planner

Plan Title: 'Amended Preliminary & Final Site Plan For Prologis - Fedex, Block 102, Lot 8, Tax Map Sheet 1, Borough of Carteret, Middlesex County, New Jersey". Dated July 1, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Approval**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Prologis/50 Middlesex  
Plan Title: 'Amended Preliminary & Final Site Plan For Prologis - Fedex, Block 102, Lot 8, Tax Map Sheet 1, Borough of Carteret, Middlesex County, New Jersey". Dated July 1, 2022.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/31/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

---

Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 9/8/2022

Project Name: EVOX NJ Brunswick 9 LLC  
Municipality: East Brunswick Township  
MCOP File #: SP-142  
Type of Application: Site Plan  
Proposed Use: Industrial  
Proposed Square Footage: 129,726 square feet  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "EVOX NJ Brunswick 9, LLC Proposed Warehouse Facility Block 29.04, Lot 9 (Cotters Lane Township of Est Brunswick, Middlesex County, New Jersey" dated April 4, 2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee’s consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	General Engineering	Intersection improvement plans need to include more information such as width of opening, curb radii, baseline and baseline ties or references. Also, the grading plan does not provide grades for the proposed curb. I would also recommend closing Cotters Lane when construction is completed and detour traffic to the other end of Cotters Lane. The traffic control plan would need to be revised accordingly.

c: File



**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: EVOX NJ Brunswick 9 LLC  
Plan Title: "EVOX NJ Brunswick 9, LLC Proposed Warehouse Facility Block 29.04, Lot 9  
(Cotters Lane Township of Est Brunswick, Middlesex County, New Jersey"  
dated April 4, 2022  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/08/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

---

Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 9/8/2022

Project Name: QuickChek - Edison (SP)  
Municipality: Edison Township  
MCOP File #: ED-SP-223  
Type of Application: Site Plan  
Proposed Use: Other  
Proposed Square Footage: 5,670 square feet  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary & Final Site Plans For QuickChek Corporation, Proposed Food Store with Fuel Sales, Map 3, Block 4A, Lots 24 & 25, 425-431 Plainfield Avenue, Township of Edison, Middlesex County, New Jersey." Dated June 30, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Grant an extension until the October 11, 2022 Development Review Committee Meeting.**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: QuickChek - Edison (SP)  
Plan Title: "Preliminary & Final Site Plans For QuickChek Corporation, Proposed Food Store with Fuel Sales, Map 3, Block 4A, Lots 24 & 25, 425-431 Plainfield Avenue, Township of Edison, Middlesex County, New Jersey." Dated June 30, 2022.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/08/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
 Development Review Committee (DRC)  
 Electronic Plan Review

## DRC STAFF REPORT – 9/8/2022

Project Name: Gordon - 195 Main Street  
 Municipality: Metuchen Borough  
 MCOP File #: SP-153  
 Type of Application: Site Plan  
 Proposed Use: Mixed Use  
 Proposed Square Footage: 500 square feet  
 Total Housing Units: N/A  
 Proposed New Lots: N/A  
 Prepared by: James Lentino, Principal Planner

Plan Title: "Site Plan Prepared for Main Street Block 158, Lots 1.01 & 1.02 Tax Map 55 Borough of Metuchen, Middlesex County, New Jersey" dated April 5, 2021 and revised through July 26, 2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	General Engineering	Subject to the submission of a property survey that satisfies all applicable statutory requirements and to the approval of the County's survey consultant. The County consultant's review of the provided survey will be forwarded to the applicant upon receipt.
2	General Engineering	The landscaping plan indicates the removal of the tree located within the County's ROW along Main Street which is acceptable.
3	General Engineering	The site plan shows the replacement of the existing sidewalk, curbing which is acceptable.
4	General Engineering	Provide maintenance agreement for the tree located towards the south side of the property line.
5	General Engineering	No utility plan has been submitted. No utility connections are proposed within the County's ROW. The applicant's engineer to confirm.
6	General Engineering	The entire property frontage must meet current ADA standards. Provide ADA certification after construction.

7	Planners	Submit cost estimate - The Applicants Engineer shall submit a cost estimate of the required proposed improvements within the County Right-of-Way. This estimate shall be used to assist the County Planning Board in determining the final performance guarantee amount to be required.
8	Planners	ROW required - A right-of-way dedication is required along the County road that includes the existing and required improvements with a 2-5 buffer. The right-of-way dedication must indicated on revised plans and submitted with a metes and bounds description for review and approval by the board attorney.
9	Planners	Submission to this office of a performance guarantee for acceptance by the Board of Commissioners. This guarantee is to cover the construction of required improvements along the County Road. The amount of the guarantee will be determined at the time the above required revised plans are submitted to and found acceptable by this Board.
10	Planners	Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works prior to any demolition, construction or reconstruction as herein approved within the County Right-of-Way and/or any specific area under Middlesex County's jurisdiction. All other conditions must be completed before a Road Opening Permit will be issued.

c: File

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Gordon - 195 Main Street  
Plan Title: "Site Plan Prepared for Main Street Block 158, Lots 1.01 & 1.02 Tax Map 55  
Borough of Metuchen, Middlesex County, New Jersey" dated April 5, 2021  
and revised through July 26, 2022  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/08/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 8/19/2022

Project Name: Site Plan Lot 11, Block 141, Middlesex NJ  
Municipality: Middlesex Borough  
MCOP File #: MX-SP-1048  
Type of Application: Site Plan  
Proposed Use: Other  
Proposed Square Footage: 3,240 square feet  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Site Plan 403 E Street Tax Map Lot 11 Block 141 Borough Of Middlesex, Middlesex County, New Jersey" and dated 06/07/22

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Exempt Site Plan**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Site Plan Lot 11, Block 141, Middlesex NJ  
Plan Title: "Site Plan 403 E Street Tax Map Lot 11 Block 141 Borough Of Middlesex,  
Middlesex County, New Jersey" and dated 06/07/22  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/19/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022





Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 9/9/2022

Project Name: Ryders Lane Apartments  
Municipality: Borough of Milltown  
MCOP File #: MI-SP-1023  
Type of Application: Site Plan  
Proposed Use: Residential  
Proposed Square Footage: N/A  
Total Housing Units: 190 total units  
38 affordable units  
152 market-rate units  
Proposed New Lots: N/A  
Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary / Final Major Site Plan, Ryders Lane Apartments, Arisa Urban Renewal Co, LLC, Block 84.02, Lot 1.06 and 1.12, Borough of Milltown, Middlesex County, New Jersey." Dated July 28, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Grant an extension until the October 11, 2022 Development Review Committee Meeting.**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Ryders Lane Apartments  
Plan Title: "Preliminary / Final Major Site Plan, Ryders Lane Apartments, Arisa Urban Renewal Co, LLC, Block 84.02, Lot 1.06 and 1.12, Borough of Milltown, Middlesex County, New Jersey." Dated July 28, 2022.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/09/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

---

Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
 Development Review Committee (DRC)  
 Electronic Plan Review

## DRC STAFF REPORT – 9/9/2022

Project Name: Marketplace at Monroe Section 1  
 Municipality: Monroe Township  
 MCOP File #: SP-220  
 Type of Application: Site Plan  
 Proposed Use: Mixed Use  
 Proposed Square Footage: 51,909 square feet  
 Total Housing Units: 131 Units  
 Proposed New Lots: N/A  
 Prepared by: Linda Weber, AICP, PP, Supervising Planner

Plan Title: "Amended Preliminary & Final Major Site Plan (Section-1), Marketplace at Monroe, Township of Monroe, Middlesex County, New Jersey, Block 6, Lots 13.01, 14.01, & 27.01 (12.06, 15.01, 23.01, & 27.01 Shown on Plans by Stonefield), Tax Map Sheets #6 & #7, Last Revised 06/11". Prepared by EP Design Services, LLC. Dated October 1, 2019. Revised October 6, 2021.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	General Engineering	Subject to the submission of a property survey that satisfies all applicable statutory requirements and to the approval of the County's survey consultant. The County consultant's review of the provided survey will be forwarded to the applicant upon receipt.
2	General Engineering	Provide ROW dedication 10' behind the proposed curb line.
3	General Engineering	The applicant shall provide all available traffic data related to the Rt 33/Perrineville Road intersection and Perrineville Road. After reviewing the data, the County may impose restrictions and or require modifications to Perrineville Road at the Road B intersection.
4	General Engineering	Provide intersection sight distance for the proposed Roadway B as per AASHTO.
5	General Engineering	The construction plan R-3 indicates the proposed concrete curb and pavement widening. County prefers 4" curb face. Clearly indicate lanes and shoulder dimensions and 4" curb face on the revised plan. Drainage needs to be designed properly on Perrineville Road within the limits of proposed widening and curbing. Provide an updated drainage plan.

6	General Engineering	Provide drainage certification.
7	General Engineering	Clearly show transition for proposed widening, curbing, and guide rail towards the south side of Road B.
8	General Engineering	The provided truck access plan (R-6) shows left in and left out movements at Road B and Perrineville Road intersection for WB-62. Left in movement utilizes the entire driveway width which is not acceptable. Trucks restriction must apply with proper signage. Demonstrate that SU-30 can make left-in and left-out turns without any encroachment. If that works, trucks larger than SU-30 must be restricted at this intersection.
9	General Engineering	The truck access plan (R-7) only includes SU-30 movements for right in and right out. Restrict any trucks larger than SU-30 at Road B and Perrineville Road intersection. Please note that left in and left out movement must work for SU-30 as mentioned above. Provide proper signage to enforce restrictions.
10	General Engineering	The construction plan (R-3) shows existing utility poles and relocations. Clearly show existing guiderail and proposed relocation of the same with proper end treatments as per current NJDOT standards. Guiderail should address the proposed headwall shown on the drainage plan. Also, provide warrant analysis for the guide rail.
11	General Engineering	The construction plan R-3 indicates the proposed concrete curb and pavement widening. County prefers 4" curb face. Clearly indicate lanes and shoulder dimensions and 4" curb face on the revised plan. Drainage needs to be designed properly on Perrineville Road within the limits of proposed widening and curbing. Provide an updated drainage plan.
12	General Engineering	All the striping must be designed and installed as per the current MUTCD and Roadway design manual. Provide certification.
13	General Engineering	Provide cross-section drawings.
14	General Engineering	No landscaping plan has been included in the submission. Provide landscaping plan and maintenance agreement for any existing/proposed landscaping within the County's ROW.
15	General Engineering	Provide utility plan. Any utility connections within the County's ROW must be shown on the plan. Utility plan review comments will be provided once it is received. The long run of trenching in the active travel lane will require mill and repave half-width pavement from the centerline.
16	Planners	All County-required improvements are subject to applicable State and County standard details which shall be shown on revised plans. Please refer to the Planning Board's Development Review webpage of the Middlesex County website for links to the standard details.
17	Planners	A right-of-way easement deed, legal description, and drawing must be submitted for review and recording with the County Clerk.
18	Planners	After the revised plans are submitted and approved the Applicant's Engineer shall submit a cost estimate of the required improvements within the County right-of-way. The estimate shall be used to assist the County in determining the amount of the performance guarantee.
19	Planners	Submission to this office of a performance guarantee for acceptance by the Board of Commissioners. This guarantee is to cover the construction of required improvements along the County road. The amount of the guarantee will be determined once the above items have been satisfactorily addressed and/or shown on revised plans, and based upon the approved cost estimate.

20	Planners	Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works before any demolition, construction, or reconstruction as herein approved within the right-of-way and/or any specific area under Middlesex County's jurisdiction. All conditions pertaining to this development application must be fulfilled before the issuance of a Road Opening Permit.
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c: File

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Marketplace at Monroe Section 1  
Plan Title: "Amended Preliminary & Final Major Site Plan (Section-1), Marketplace at Monroe, Township of Monroe, Middlesex County, New Jersey, Block 6, Lots 13.01, 14.01, & 27.01 (12.06, 15.01, 23.01, & 27.01 Shown on Plans by Stonefield), Tax Map Sheets #6 & #7, Last Revised 06/11". Prepared by EP Design Services, LLC. Dated October 1, 2019. Revised October 6, 2021.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/09/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 9/8/2022

Project Name: Monroe Twp. Site Plan/ Concordia MZL, LLC  
Municipality: Monroe Township  
MCOP File #: MO-SP-1033  
Type of Application: Site Plan  
Proposed Use: Commercial  
Proposed Square Footage: 4,439 square feet  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary & Final Major Site Plan & Major Subdivision Plan For Concordia MZL, LLC, Proposed Pad Site Development, Map 10, Block 27.02, Lot 27.01, Perrineville Road, Township of Monroe, Middlesex County, New Jersey." Dated June 25, 2021. Revised July 12, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Grant an extension until the October 11, 2022 Development Review Committee Meeting.**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Monroe Twp. Site Plan  
Plan Title: "Preliminary & Final Major Site Plan & Major Subdivision Plan For Concordia MZL, LLC, Proposed Pad Site Development, Map 10, Block 27.02, Lot 27.01, Perrineville Road, Township of Monroe, Middlesex County, New Jersey."  
Dated June 25, 2021. Revised July 12, 2022.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/08/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022





Middlesex County Planning Board  
 Development Review Committee (DRC)  
 Electronic Plan Review

## DRC STAFF REPORT – 9/7/2022

Project Name: Hoffman Pavilion  
 Municipality: New Brunswick City  
 MCOP File #: NB-SP-1044  
 Type of Application: Site Plan  
 Proposed Use: Residential  
 Proposed Square Footage: N/A  
 Total Housing Units: 66  
 Proposed New Lots: N/A  
 Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Amended Preliminary/Final Major Site Plan Block 106.02, P/O Lot 1.03 Hoffman Pavilion City of New Brunswick, Middlesex County, New Jersey" dated April 12, 2022 and revised through June 16, 2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee’s consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	Mosquito Commission	Our review of the proposed stormwater management plan indicates no potential mosquito control problems. - John Kranz, Assistant Superintendent
2	Planners	<p>"A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County. Enclosed in the Applicant's attorney's copy of this letter is language to be included in the Stormwater Maintenance Agreement. The Stormwater Maintenance Agreement, after receiving the Middlesex County Planning Board approval, will be filed at the Middlesex County Clerk's Office.</p> <p>The following clause must also be placed on all revised site plans stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: "A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled</p>

		'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."
3	Planners	Submission of a maintenance plan as required in the NJDEPs Stormwater Best Management Practices manual. This must include the name, address, and telephone number of the person or persons responsible for long-term maintenance.

c: File

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Hoffman Pavilion  
Plan Title: "Amended Preliminary/Final Major Site Plan Block 106.02, P/O Lot 1.03 Hoffman Pavilion City of New Brunswick, Middlesex County, New Jersey" dated April 12, 2022 and revised through June 16, 2022  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/07/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 9/1/2022

Project Name: Hidden Lake Town Center Conversion  
Municipality: North Brunswick Township  
MCOP File #: NO-SP-1037  
Type of Application: Site Plan  
Proposed Use: Residential  
Proposed Square Footage: N/A  
Total Housing Units: 39  
Proposed New Lots: N/A  
Prepared by: James Lentino, Principal Planner

Plan Title: "Preliminary and Final Site Plan Lots 122.05 Block 4.05 Township of North Brunswick, Middlesex County, New Jersey" dated August 20, 2014 and revised through July 26, 2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Approval**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Hidden Lake Town Center Conversion  
Plan Title: "Preliminary and Final Site Plan Lots 122.05 Block 4.05 Township of North Brunswick, Middlesex County, New Jersey" dated August 20, 2014 and revised through July 26, 2022  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/01/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 8/24/2022

Project Name: Vatra Auto Services, LLC  
Municipality: North Brunswick  
MCOP File #: NO-SP-1049  
Type of Application: Site Plan  
Proposed Use: Commercial  
Proposed Square Footage: 5,240 square feet  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Minor Site Plan Tax Map Lot 78 Block 168.02 Township Of North Brunswick Middlesex County, New Jersey Tax Map Sheet No. 46" and dated 01/10/2022 and revised through 03/18/2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Exempt Site Plan**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Vatra Auto Services, LLC  
Plan Title: "Minor Site Plan Tax Map Lot 78 Block 168.02 Township Of North Brunswick Middlesex County, New Jersey Tax Map Sheet No. 46" and dated 01/10/2022 and revised through 03/18/2022  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/24/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022

**Site Plan Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**File #** OB-SP-317 **Type** Site Plan  
**Date of Action** September 13, 2022

**Applicant:** Alfieri-Old Bridge Associates, LLC 399 Thornall Street Edison, NJ 08837

**Title Block of Application:** "Preliminary Major Subdivision & Preliminary Site Plan of Lots A & C Prepared for "The Green At Old Bridge" Block 2150 Lots 4.11, 5.12 & 6.13 Tax Map Sheet # 2 Old Bridge Township, Middlesex County, New Jersey" dated December 15, 2021

**Proposed Land Use:** Mixed Use

**Staff Recommendation:** **Grant an extension to the October 11, 2022 Development Review Committee Meeting**

**I. Revised Plans and Resolution Deficiencies**

- A. Section 11-6 Site Plan Details \_\_\_\_\_
- B. Section 11-7 Design Standards \_\_\_\_\_
- C. Other \_\_\_\_\_

**II. Performance Guarantee**

Statutory Auth. N.J.S.A. 40:27-6.6 Amount \$ \_\_\_\_\_

**III. Drainage**

Contribution Statutory Auth. N.J.S.A. 40-27-6.6 Amount \$ \_\_\_\_\_  
 Downstream County Drainage Facility: \_\_\_\_\_

**IV. Receipt of a Municipal Drainage Report**

**V. Agreements**

- A. Stormwater Maintenance Agreement \_\_\_\_\_
- B. Developer's Agreement \_\_\_\_\_
- C. Future Improvements Agreement \_\_\_\_\_
- D. Sight Triangle Agreement \_\_\_\_\_

**VI. Dedication and Reservations of County Road Right-Of-Way**

Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____

**VII. Road Opening Permit**

County Road Name and #	_____		
Non-County Road Name	_____		
Linear Feet of Frontage	_____		
Linear Feet of New Street	_____	# of New Driveways	_____

**VIII. Approvals and Other Considerations**

- |                |                |
|----------------|----------------|
| A. MCMEC _____ | C. NJDOT _____ |
| B. NJDEP _____ | D. D&RCC _____ |

Planning Area	_____	Fee Submitted	_____
Revised	_____	Existing # of lots	_____
Received	_____	# of New Lots	_____
Number of Extensions	_____	Dwelling Units	_____
Total Acres	_____	Existing Parking Spaces	_____
Acres of Open Space	_____	Proposed Parking Spaces	_____
Census Tract #	_____	Proposed Impervious Coverage	_____
Zone	_____	SQ. FT. Existing Building	_____
Block #	_____	SQ. FT. Proposed Building	_____
Lot #	_____	Land Use	_____
Plans Prepared By	_____	Land Use Type	_____

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff \_\_\_\_\_  
 Jim Lentino, Principal Planner

Engineering Department Staff \_\_\_\_\_  
 Engineer



**Site Plan Staff Report and Resolution**  
**Middlesex County Development Review Committee**

**Our File #**                    OB-SP-317

**Applicant:**                    Alfieri-Old Bridge Associates, LLC 399 Thornall Street Edison, NJ 08837

**Name of Application:**        "Preliminary Major Subdivision & Preliminary Site Plan of Lots A & C Prepared for  
"The Green At Old Bridge" Block 2150 Lots 4.11, 5.12 & 6.13 Tax Map Sheet # 2 Old  
Bridge Township, Middlesex County, New Jersey" dated December 15, 2021

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/13/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

\_\_\_\_\_  
STEVEN D. CAHN, Esq.  
County Planning Board Counsel

\_\_\_\_\_  
Chairman  
Development Review Committee  
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED:            September 13, 2022  
DATE EXECUTED:         September 13, 2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 9/1/2022

Project Name: Site Plan for 40 unit motel - 1799 Highway 9, Old Bridge

Municipality: Old Bridge

MCOP File #: OB-SP-1029

Type of Application: Site Plan

Proposed Use: Other

Proposed Square Footage: 8,450 square feet

Total Housing Units: N/A

Proposed New Lots: N/A

Prepared by: James Lentino, Principal Planner

Plan Title: "Preliminary/Final Site Plan for 40 Unit Motel 1799 Rt: 9 North Block 10258, Lot 11 Township of Old Bridge, Middlesex County, New Jersey" dated January 30, 2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Exempt Site Plan**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Site Plan for 40 unit motel - 1799 Highway 9, Old Bridge  
Plan Title: "Preliminary/Final Site Plan for 40 Unit Motel 1799 Rt: 9 North Block 10258,  
Lot 11 Township of Old Bridge, Middlesex County, New Jersey" dated January  
30, 2022  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/01/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 8/25/2022

Project Name: Global Landfill Solar Facilities  
Municipality: Township of Old Bridge  
MCOP File #: OB-SP-1069  
Type of Application: Site Plan  
Proposed Use: Industrial  
Proposed Square Footage: 0.00  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Major Site Plan, Ground Mount Photovoltaic System, Global Landfill Solar Facilities, Lots 25.11 & 26 ~ Block 4185, Situated in Old Bridge Township, Middlesex County, NJ". Dated March 14, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Exempt Site Plan**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Global Landfill Solar Facilities  
Plan Title: "Preliminary and Final Major Site Plan, Ground Mount Photovoltaic System, Global Landfill Solar Facilities, Lots 25.11 & 26 ~ Block 4185, Situated in Old Bridge Township, Middlesex County, NJ". Dated March 14, 2022.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/25/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
 Development Review Committee (DRC)  
 Electronic Plan Review

## DRC STAFF REPORT – 8/18/2022

Project Name: 80 Kingsbridge Road Piscataway  
 Municipality: Piscataway  
 MCOP File #: SP-234  
 Type of Application: Site Plan  
 Proposed Use: Commercial  
 Proposed Square Footage: N/A  
 Total Housing Units: N/A  
 Proposed New Lots: N/A  
 Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Preliminary & Final Site Plan for 80 Kingsbridge Road Block 6702 - Lot 8.01 Township Of Piscataway, Middlesex County, New Jersey" and dated 05/13/2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee’s consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	Planners	<p>A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the new lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by the appropriate Counsel for Middlesex County.</p> <p>The following clause must also be placed on all revised site plans stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: "A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."</p>

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: 80 Kingsbridge Road Piscataway  
Plan Title: "Preliminary & Final Site Plan for 80 Kingsbridge Road Block 6702 - Lot 8.01 Township Of Piscataway, Middlesex County, New Jersey" and dated 05/13/2022  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/18/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
 Development Review Committee (DRC)  
 Electronic Plan Review

## DRC STAFF REPORT – 9/7/2022

Project Name: 10 Constitution Avenue  
 Municipality: Piscataway Township  
 MCOP File #: PI-SP-1043  
 Type of Application: Site Plan  
 Proposed Use: Industrial  
 Proposed Square Footage: 147,000 square feet  
 Total Housing Units: N/A  
 Proposed New Lots: N/A  
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Site Plan For 10 Constitution Avenue, Block 5901, Lot 3.23, Township of Piscataway, Middlesex County, New Jersey." Dated November 15, 2021.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee’s consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	General Engineering	Traffic statement submitted indicates fewer trips will be generated with proposed use as compared to existing office building. Direct access via Constitution Avenue, a non-county roadway. No further action or review of traffic information is required.
2	Planners	Subject to review and approval from the Middlesex County Mosquito Extermination Commission.
3	Planners	Submission of a maintenance plan as required in the NJDEPs Stormwater Best Management Practices manual. This must include the name, address, and telephone number of the person or persons responsible for long-term maintenance of all of the six (6) proposed basins.
4	Planners	A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County. Enclosed in the Applicant's attorney's copy of this letter is language to be included in the Stormwater Maintenance Agreement. The Stormwater Maintenance Agreement, after receiving the Middlesex County Planning Board approval, will be filed at the Middlesex County Clerk's Office.



		<p>The following clause must also be placed on all revised site plans stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: "<b>A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency.</b>"</p>
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c: File

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: 10 Constitution Avenue  
Plan Title: "Preliminary and Final Site Plan For 10 Constitution Avenue, Block 5901, Lot 3.23, Township of Piscataway, Middlesex County, New Jersey." Dated November 15, 2021.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/07/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
 Development Review Committee (DRC)  
 Electronic Plan Review

## DRC STAFF REPORT – 9/7/2022

Project Name: Serenity Walk  
 Municipality: Plainsboro Township  
 MCOP File #: PL-SP-143  
 Type of Application: Site Plan  
 Proposed Use: Residential  
 Proposed Square Footage: N/A  
 Total Housing Units: 52  
 Proposed New Lots: N/A  
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Preliminary and Final Major Subdivision and Site Plan of Serenity Walk prepared for K. Hovnanian Serenity Walk at Plainsboro Urban Renewal, LLC, Situated on Block 1304, Lots 1.02 & 1.03, (Dey Road Redevelopment Area), Plainsboro Township, Middlesex County, New Jersey". Dated March 28, 2022. Revised August 23, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	Surveyor	County Surveyor, Joe Donato, has reviewed the drawings submitted, specifically Sheet CE-1 (revised to June 15, 2022) and Sheet CE-2 (revised to July 19, 2022) prepared by Van Note-Harvey Associates, Inc. and the Boundary and Topographic Survey (revised to March 28, 2022) also prepared by Van Note-Harvey. Be advised that the survey provided appears to be adequate for this application and is acceptable.
2	General Engineering	The site plan is proposing RRFB (Rapid rectangular flashing beacon). Provide a tri-party agreement for RRFB. The developer will be responsible for the installation and the township will be responsible for the maintenance.
3	General Engineering	Provide a striping plan which shows lane/shoulder dimensions. 15-16' thru lane (needs to be discussed with George)
4	General Engineering	Extend the sidewalk up to the east side of the property line and up to the existing pavement (towards the EB shoulder).
5	General Engineering	All the striping must be designed and installed as per current MUTCD standards. Provide certification stating the same.
6	General Engineering	Clearly show the ROW line on the drainage plan. Eliminate the proposed 248 LF 15" RCP and proposed E inlet #19 within the County's ROW. The driveway drainage inlet

		and pipe must be designed in such a way that all the structures are located outside of the County's ROW. All the inlets and manholes must meet current NJDOT stormwater regulations. Upgrade the existing MH-19 and Existing Inlet-1. Provide a note on the plan.
7	General Engineering	Provide drainage certification.
8	General Engineering	Follow county standard trenching detail for the proposed utility/drainage connections within the County's ROW. Include them in the cost estimate.
9	General Engineering	Plans must be submitted to the county for approval for the installation of an overhead mounted Rectangular Rapid Flashing Beacon (RRFB) which would be installed to coincide with the future crosswalk on the easterly side of the intersection of Dey Road and of Woodland Drive.
10	General Engineering	The entire property frontage (sidewalk, driveway bus top) must meet current ADA/PROWAG standards. Provide ADA certification after construction.
11	Mosquito Commission	Our second review of the proposed stormwater management plan indicates no potential mosquito control problems.
12	Planners	All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Planning Boards Development Review webpage of the Middlesex County Website for links to the current details.
13	Planners	The Applicants Engineer shall submit a cost estimate of the required proposed improvements within the County Right-of-Way. This estimate shall be used to assist the County Planning Board in determining the final performance guarantee amount to be required.
14	Planners	Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works prior to any demolition, construction or reconstruction as herein approved within the Right-of-Way and/or any specific area under Middlesex County's jurisdiction. The applicant shall apply for the permit at the Middlesex County Office of Public Works on 97 Apple Orchard Lane in North Brunswick.
15	Planners	<p>"A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County. Enclosed in the Applicant's attorney's copy of this letter is language to be included in the Stormwater Maintenance Agreement.</p> <p>The Stormwater Maintenance Agreement, after receiving the Middlesex County Planning Board approval, will be filed at the Middlesex County Clerk's Office. The following clause must also be placed on all revised site plans stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: <b>"A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."</b></p>

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Serenity Walk  
Plan Title: "Preliminary and Final Major Subdivision and Site Plan of Serenity Walk prepared for K. Hovnanian Serenity Walk at Plainsboro Urban Renewal, LLC, Situated on Block 1304, Lots 1.02 & 1.03, (Dey Road Redevelopment Area), Plainsboro Township, Middlesex County, New Jersey". Dated March 28, 2022. Revised August 23, 2022.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/07/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
 Development Review Committee (DRC)  
 Electronic Plan Review

## DRC STAFF REPORT – 9/8/2022

Project Name: South Brunswick Library Addition  
 Municipality: South Brunswick Township  
 MCOP File #: SB-SP-1051  
 Type of Application: Site Plan  
 Proposed Use: Public / Quasi-public  
 Proposed Square Footage: 10,573 square feet  
 Total Housing Units: N/A  
 Proposed New Lots: N/A  
 Prepared by: Julio Mora, Senior Planner

Plan Title: "Construction Plans For Library Expansion, Township of South Brunswick, Middlesex County, New Jersey". Dated February 25, 2022. Revised August 25, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee’s consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	General Engineering	Subject to the submission of a property survey that satisfies all applicable statutory requirements and to the approval of the County's survey consultant. The County consultant's review of the provided survey will be forwarded to the applicant upon receipt.
2	General Engineering	The existing sidewalk must be within the public ROW. Provide necessary ROW dedication towards the east side of the property line.
3	General Engineering	The existing sidewalk must meet current ADA standards. If not replace the same with the new one as per the County standard detail. Include a note stating the same on the site plan.
4	General Engineering	All driveways must meet current ADA standards (cross slope shall be less than 2% and running slope shall be less than 5%). Provide 4' wide reinforced concrete pedestrian access routes across all the driveways.
5	General Engineering	The drainage plan indicates modular block retaining wall within the County's ROW in the sidewalk area which is not acceptable. The retaining wall shall be designed outside of the County's ROW. If there is no other alternative, provide a maintenance agreement for the proposed retaining wall. It must be outside of the sidewalk area.
6	General Engineering	The landscaping plan proposes trees within the County's ROW. Provide maintenance agreement.

7	General Engineering	No utility plan has been submitted. No proposed utility connections are proposed within the County's ROW. Please confirm.
8	General Engineering	The entire property frontage (existing and proposed sidewalk, ADA curb ramps) must meet current ADA standards. Provide ADA certification after construction.
9	General Engineering	No utility plan has been submitted. No utility connections are proposed within the County's ROW. Applicant's engineer to confirm.
10	General Engineering	Applicant requested a waiver from a Traffic Impact Study. While a waiver from a full Traffic Impact Study is granted, a statement as to AM PM weekday peak hour trip generation shall be provided based on relevant data sources such as the ITE Trip Generation Handbook or traffic volume counts for similar type facilities in terms of use and size.
11	Mosquito Commission	Our review of the proposed stormwater management plan indicates no potential mosquito control problems. - John Kranz, Assistant Superintendent
12	Planners	Submission of a maintenance plan as required in the NJDEPs Stormwater Best Management Practices manual. This must include the name, address, and telephone number of the person or persons responsible for long-term maintenance of the proposed basin.
13	Planners	<p>A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County. Enclosed in the Applicant's attorney's copy of this letter is language to be included in the Stormwater Maintenance Agreement. The Stormwater Maintenance Agreement, after receiving the Middlesex County Planning Board approval, will be filed at the Middlesex County Clerk's Office.</p> <p>The following clause must also be placed on all revised site plans stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: <b>"A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."</b></p>
14	Planners	A right-of-way dedication is required along the County road that includes the existing and required improvements with a 2-5-foot buffer. The right-of-way dedication must be indicated on revised plans and submitted with a metes and bounds description for review and approval by the board attorney.
15	Planners	All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Planning Boards Development Review webpage of the Middlesex County Website for links to the current details.
16	Planners	Intersection Sight Triangles, shall be established in accordance with the current AASHTO Geometric Design of Highways and Streets, Chapter 9, Intersections, Intersection Sight Distances. High Volume Commercial/Industrial Driveway, sight triangles shall be established using the same criteria as intersection sight triangles.
17	Planners	The Applicants Engineer shall submit a cost estimate of the required proposed improvements within the County Right-of-Way. This estimate shall be used to assist

		the County Planning Board in determining the final performance guarantee amount to be required.
18	Planners	Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works prior to any demolition, construction or reconstruction as herein approved within the Right-of-Way and/or any specific area under Middlesex County's jurisdiction. The applicant shall apply for the permit at the Middlesex County Office of Public Works on 97 Apple Orchard Lane in North Brunswick.

c: File



**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: South Brunswick Library Addition  
Plan Title: "Construction Plans For Library Expansion, Township of South Brunswick, Middlesex County, New Jersey". Dated February 25, 2022. Revised August 25, 2022.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/08/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
 Development Review Committee (DRC)  
 Electronic Plan Review

## DRC STAFF REPORT – 9/8/2022

Project Name: Bridge Acquisition, LLC South Brunswick  
 Municipality: South Brunswick Township  
 MCOP File #: SP-108  
 Type of Application: Site Plan  
 Proposed Use: Industrial  
 Proposed Square Footage: 291,758 square feet  
 Total Housing Units: N/A  
 Proposed New Lots: N/A  
 Prepared by: James Lentino, Principal Planner

Plan Title: "Preliminary Site Plan for Bridge Acquisition, LLC Proposed Warehouse Facility Block 17.01, Lot 9.06; Tax Map Sheet #47 999 Cranbury South River Road (C.R. 535) Township of South Brunswick, Middlesex County, New Jersey" dated February 8, 2022 and revised through August 25, 2022

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee’s consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	General Engineering	Subject to the submission of a property survey that satisfies all applicable statutory requirements and to the approval of the County's survey consultant. The County consultant's review of the provided survey will be forwarded to the applicant upon receipt.
2	General Engineering	The existing signal will be upgraded by the developer as per the current County standards. Include a note on the site plan and overall plan.
3	General Engineering	Campbell driveway is a private driveway (Jim has confirmed with Bryan Bidlack).
4	General Engineering	Provide a request for authorization to design. Initiate Multi-party agreement and follow County standard checklist for the traffic signal design submission.
5	General Engineering	Provide 20 scale striping plan which shows existing as well as proposed striping. Provide lane and shoulder dimensions. Provide MUTCD certification for proposed striping.
6	General Engineering	The developer/owner of Block 17.01, Lot 9.06 (Bridge Acquisition) shall submit for review and approval a driveway cross-access easement to the adjacent property Block 17.01, Lot 10.01 (currently W Campbell Supply Realty, LLC.) The easement will provide Lot 10.01 future access to the

		proposed signalized driveway associated with the Bridge Acquisition application. The approved, fully-executed easement shall be recorded with the County Clerk.
7	General Engineering	The site plan proposes 5' wide sidewalk and concrete curb which is acceptable.
8	General Engineering	Provide 5' wide reinforced concrete path across both the driveways. Clearly indicate on the revised plan.
9	General Engineering	Driveway curb line opening shall be 5' away from the side property line. The East side of the driveway needs to be shifted towards the left side to maintain 5' distance from the curb line opening. Redesign detectable warning surfaces on the East side of the driveway to avoid encroachment.
10	General Engineering	The overall plan indicates the proposed ADA drop-off. Is there any bus stop? If yes, it must meet current PROWAG standards. Please clarify.
11	General Engineering	The site plan indicates full height curb face. County prefers 4" curb face. Indicate the same on the revised plan. Provide necessary inlets and pipes along the curb line. Provide assurance that the proposed improvements will not create any drainage issues within the County's ROW. Provide drainage certification stating the same.
12	General Engineering	The provided offsite sanitary sewer plan shows proposed trenching for the sanitary sewer line within the active travel lane from station 0+50 to station 12+24. Mill and repave half width from the centerline along Cranbury south river road within the project limits for the proposed sanitary sewer line. Clearly indicate the milling and repaving area on the revised plan due to the sanitary line.
13	General Engineering	Relocate proposed trees outside of the County's ROW. If it is a township's requirement, provide maintenance agreement. Clearly show sight distance on the Landscaping plan. No trees are allowed in the sight distance area.
14	General Engineering	The provided County access exhibit plan revised dated August 17th, 2021 indicates only right in and right out movements for both the driveways. Right out movement for westerly driveway encroaches into the opposite side and it will damage the driveway curb ramp and radius constantly. Right out movement for easterly driveway also shows an encroachment into driveway curbing. It will damage the curb as well as the ADA curb ramp constantly. This issues need to be resolved in the revised plan submission. A maintenance agreement may be required.
15	General Engineering	Provide truck turning radius plan for left in and left out movements at both the driveways for WB-67. Comments are pending.
16	General Engineering	The entire property frontage must meet current ADA standards. Provide ADA certification after construction.
17	Planners	ROW required - A right-of-way dedication is required along the County road that includes the existing and required improvements with a 2-5 buffer. The right-of-way dedication must indicated on revised plans and submitted with a metes and bounds description for review and approval by the board attorney.
18	Planners	A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney

		<p>and are subject to review and approval by appropriate Counsel for Middlesex County. Enclosed in the Applicant's attorney's copy of this letter is language to be included in the Stormwater Maintenance Agreement. The Stormwater Maintenance Agreement, after receiving the Middlesex County Planning Board approval, will be filed at the Middlesex County Clerk's Office.</p> <p>The following clause must also be placed on all revised site plans stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County: <b>"A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."</b></p>
19	Planners	<p>Submission to this office of a performance guarantee for acceptance by the Board of Commissioners. This guarantee is to cover the construction of required improvements along the County Road. The amount of the guarantee will be determined at the time the above required revised plans are submitted to and found acceptable by this Board.</p>
20	Planners	<p>Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works prior to any demolition, construction or reconstruction as herein approved within the County Right-of-Way and/or any specific area under Middlesex County's jurisdiction. All other conditions must be completed before a Road Opening Permit will be issued.</p>

c: File

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Bridge Acquisition, LLC South Brunswick  
Plan Title: "Preliminary Site Plan for Bridge Acquisition, LLC Proposed Warehouse Facility Block 17.01, Lot 9.06; Tax Map Sheet #47 999 Cranbury South River Road (C.R. 535) Township of South Brunswick, Middlesex County, New Jersey" dated February 8, 2022 and revised through August 25, 2022  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/08/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
 Development Review Committee (DRC)  
 Electronic Plan Review

## DRC STAFF REPORT – 9/9/2022

Project Name: Islamic Society of New Jersey  
 Municipality: South Brunswick Township  
 MCOP File #: SP-173  
 Type of Application: Site Plan  
 Proposed Use: Public / Quasi-public  
 Proposed Square Footage: 113,535 square feet  
 Total Housing Units: N/A  
 Proposed New Lots: N/A  
 Prepared by: Alex Zakrewsky, Principal Planner

Plan Title: "Preliminary Major Site Plan Tax Lots 57.23, 114 & 130 Block 96.47 Tax Map Sheet No. 84, Last Revised 12/2009 South Brunswick Township Middlesex County, New Jersey" dated August 3, 2018 and revised through November 29, 2021

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee’s consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	General Engineering	The applicant shall provide additional traffic data which includes existing and proposed ingress and egress AM/PM peak hours traffic counts & level of services at the driveway located on Promenade Blvd. After reviewing the data, the County may require additional improvements to Promenade Blvd and the applicants driveway.
2	General Engineering	Provide cross-access easement for the existing driveway located on a County road.
3	General Engineering	The existing driveway must meet current ADA standards. Provide necessary ADA curb ramps with detectable warning surfaces. Show minimum of 4 wide asphalt sidewalk path across the driveway.
4	General Engineering	Provide drainage certification.
5	General Engineering	Provide ADA certification after construction.

c: File

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Islamic Society of New Jersey  
Plan Title: "Preliminary Major Site Plan Tax Lots 57.23, 114 & 130 Block 96.47 Tax Map Sheet No. 84, Last Revised 12/2009 South Brunswick Township Middlesex County, New Jersey" dated August 3, 2018 and revised through November 29, 2021  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/09/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 8/24/2022

Project Name: Robert Stilo  
Municipality: Borough of South Plainfield  
MCOP File #: SP-144  
Type of Application: Site Plan  
Proposed Use: Industrial  
Proposed Square Footage: 5,500.00 square feet  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: Julio Mora, Senior Planner

Plan Title: "Stilo Excavating, Inc., Preliminary and Final Site Plan, Tax Lot 37, Block 308, Borough of South Plainfield, Middlesex County, New Jersey". Dated November 23, 2021.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Approval.**



**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Robert Stilo  
Plan Title: "Stilo Excavating, Inc., Preliminary and Final Site Plan, Tax Lot 37, Block 308, Borough of South Plainfield, Middlesex County, New Jersey". Dated November 23, 2021.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/24/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

---

STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
 Development Review Committee (DRC)  
 Electronic Plan Review

## DRC STAFF REPORT – 9/9/2022

Project Name: Crossman Development/ Fulton's Landing  
 Municipality: Borough of Sayreville  
 MCOP File #: SP-112  
 Type of Application: Site Plan  
 Proposed Use: Industrial  
 Proposed Square Footage: 1,780,590 square feet  
 Total Housing Units: N/A  
 Proposed New Lots: N/A  
 Prepared by: Linda Weber, AICP, PP, Supervising Planner

Plan Title: "Preliminary / Final Site Plan for Crossman Development, Borough of Sayreville, Middlesex County, New Jersey, Block 249 - Lot 1, Block 250 - Lot 1, Block 251 - Lot 1". Prepared by Menlo Engineering Associates. Dated February 12, 2021. Revised August 31, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Conditional Approval**

The above recommended conditional approval is subject to the County's Reviewer Comment(s) below:

Department		Reviewer Comments
1	General Engineering	Subject to the submission of a property survey that satisfies all applicable statutory requirements and to the approval of the County's survey consultant. The County consultant's review of the provided survey will be forwarded to the applicant upon receipt.
2	General Engineering	Provide ROW dedication at least 2' behind the proposed sidewalk.
3	General Engineering	Left out must be restricted for westerly driveway and direct all the car traffic through the signalized intersection at Kimball drive east and Main Street intersection. Eliminate left-out lane and cars only left lane turn sign from the driveway. The Eastern driveway must be redesigned to eliminate left-out lane.
4	General Engineering	Provide crosswalk striping on east side of the westerly driveway where the applicant is relocating bus stop sign. The crosswalk must be designed and installed as per current MUTCD standards. Provide pedestrian signage at this crosswalk.
5	General Engineering	Eliminate through/right lane striping at the Kimball drive west and Main Street intersection for both (East bound and West bound) lanes on Main Street. Without the signal, lane striping (for thru lane) is not required. Provide 20 scale striping plan which shows left-turning lanes striping at this intersection.

		Include all the lanes and shoulder dimensions on the plan. Provide MUTCD certification for proposed striping.
6	General Engineering	The applicant is relocating the existing bus stops/bus shelters near both the proposed driveways. Bus stops must meet current PROWAG standards. Provide 5'X8' boarding and alighting area. Clearly show it on the plan.
7	General Engineering	The overall plan indicates the proposed traffic signal at Kimball Drive East and Main Street intersection. Provide a request for authorization to design and follow County standard traffic signal checklist. The developer is required to acquire the necessary ROW related to the signal. All the signal equipment must be within the public ROW.
8	General Engineering	Initiate multi-party agreement for the proposed signal at Kimball Drive East and Main Street intersection.
9	General Engineering	The developer will be installing crosswalks and necessary ramps to have a safe crossing at Kimball drive east and Main street intersection. Therefore, eliminate existing ADA curb ramps with the detectable warning surfaces located on Main street at the existing bus stop near Kimball drive east.
10	General Engineering	Provide 5' wide reinforced concrete pedestrian access route across both the driveways.
11	General Engineering	Provide 2 ADA curb ramps to cross the westerly driveway located on Main street and provide 2 more ramps at the proposed crosswalk on Main street/Kimball drive west on the easterly side (near the proposed bus stop) to cross Main Street at the proposed crosswalk.
12	General Engineering	Provide necessary crosswalks and ADA curb ramps at Main street and Kimball drive east intersection.
13	General Engineering	The site plan shows the proposed culvert widening. The culvert must be designed as per current County standards. The developer is responsible to acquire necessary NJDEP permits related to culvert widening. Provide permit documents to the County for record purposes. Provide culvert design plans and cost estimates.
14	General Engineering	Provide a developer's agreement for the proposed culvert widening.
15	General Engineering	The existing guide rail must be redesigned as per the current NJDOT standards with proper end treatments as part of the culvert design.
16	General Engineering	Clearly show the proposed sidewalk, curbing and pavement transition into the existing near the east side of the property line where the improvements end.
17	General Engineering	Provide 4" curb face for the proposed curbing. Label it on the revised plan.
18	General Engineering	The utility plan indicates 12" RCP and multiple inlets along the applicant's property frontage on Main Street. All the inlets must meet current storm water regulations. Must be bicycle safe grates and eco heads.
19	General Engineering	Provide drainage certification.
20	General Engineering	The utility plan shows water and sanitary sewer connections within the County's ROW. The applicant shall follow county standard trenching detail for any trenching proposed within the County's ROW. It must be included in the cost estimate.
21	General Engineering	Provide sight distance for the westerly driveway as per AASHTO. No trees are allowed in the sight triangle area. Clearly show sight distance on the site plan as well as the landscaping plan.
22	General Engineering	Provide cross-section drawings.

23	General Engineering	The entire property frontage must meet current ADA/PROWAG standards. Provide ADA certification after construction.
24	Planners	A right-of-way easement deed, legal description, and drawing shall be submitted for review and recording with the County Clerk.
25	Planners	The Applicant's Engineer shall submit a cost estimate of the required improvements within the County right-of-way. The estimate shall be used to assist the County in determining the amount of the performance guarantee.
26	Planners	A performance guarantee will be required to cover the construction of required improvements along the County road. The amount of the guarantee will be based upon the approved cost estimate and determined after the above items have been satisfactorily addressed and/or shown on revised plans.
27	Planners	The application shall provide proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works before any demolition, construction, or reconstruction as herein approved within the right-of-way and/or any specific area under Middlesex County's jurisdiction. All conditions pertaining to this development application must be fulfilled before the issuance of a Road Opening Permit.

c: File

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Crossman Development-Fulton's Landing  
Plan Title: "Preliminary / Final Site Plan for Crossman Development, Borough of Sayreville, Middlesex County, New Jersey, Block 249 - Lot 1, Block 250 - Lot 1, Block 251 - Lot 1". Prepared by Menlo Engineering Associates. Dated February 12, 2021. Revised August 31, 2022.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 09/09/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 8/25/2022

Project Name: Hercules - Changehouse  
Municipality: Sayreville  
MCOP File #: SY-SP-1052  
Type of Application: Site Plan  
Proposed Use: Industrial  
Proposed Square Footage: 650 square feet  
Total Housing Units: N/A  
Proposed New Lots: N/A  
Prepared by: Stanley Olszewski, Supervising Planner

Plan Title: "Hercules LLC Women's Locker Room Project" and dated 03/09/2017 and revised through 12/13/2019

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Approval**

**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Hercules - Changehouse  
Plan Title: "Hercules LLC Women's Locker Room Project" and dated 03/09/2017 and revised through 12/13/2019  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/25/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022



Middlesex County Planning Board  
Development Review Committee (DRC)  
Electronic Plan Review

## DRC STAFF REPORT – 8/31/2022

Project Name: Centra Redevelopment  
Municipality: Township of Woodbridge  
MCOP File #: WO-SP-1047  
Type of Application: Site Plan  
Proposed Use: Mixed Use  
Proposed Square Footage: 386,447 square feet (residential apartment)  
165,312 square feet (parking garage)  
300,356 square feet (senior living units & parking garage)  
Total Housing Units: 300 residential apartment units  
165 assisted living units  
Proposed New Lots: N/A  
Prepared by: Julio Mora, Senior Planner

Plan Title: "Amended Preliminary and Final Major Site Plan, Centra Redevelopment, Woodmont Metropark Residential Urban Renewal, LLC, Woodmont Senior Living, LLC, Block 356.02, Lot No. 12, Township of Woodbridge, Middlesex County, New Jersey." Dated July 7, 2022.

The Middlesex County Office of Planning offers the following recommended action for the Development Review Committee's consideration: **Grant an extension until the October 11, 2022 Development Review Committee Meeting.**



**Middlesex County Planning Board  
Development Review Committee**

**RESOLUTION**

Application: Centra Redevelopment  
Plan Title: "Amended Preliminary and Final Major Site Plan, Centra Redevelopment, Woodmont Metropark Residential Urban Renewal, LLC, Woodmont Senior Living, LLC, Block 356.02, Lot No. 12, Township of Woodbridge, Middlesex County, New Jersey." Dated July 7, 2022.  
DRC Meeting Date: 09/13/2022

WHEREAS, the above application has been submitted to the Middlesex County Planning Board's Development Review Committee for review and approval; and,

WHEREAS, the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board a staff report dated 08/31/2022; and,

WHEREAS, the Development Review Committee has reviewed the staff report, received any comment(s) made thereon, and has considered any evidence bearing on said application.

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Development Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.

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STEVEN D. CAHN, Esq.  
County Planning Board Counsel

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Matthew Vaughn, Chairman (or designee)  
Development Review Committee

As County Planning Board Counsel, I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur.

Date Adopted: 09/13/2022  
Date Executed: 09/13/2022